

TALLAHASSEE/LEON COUNTY LAND ID PROJECT  
DOCUMENT SUMMARY

Project Name: Drake Estates

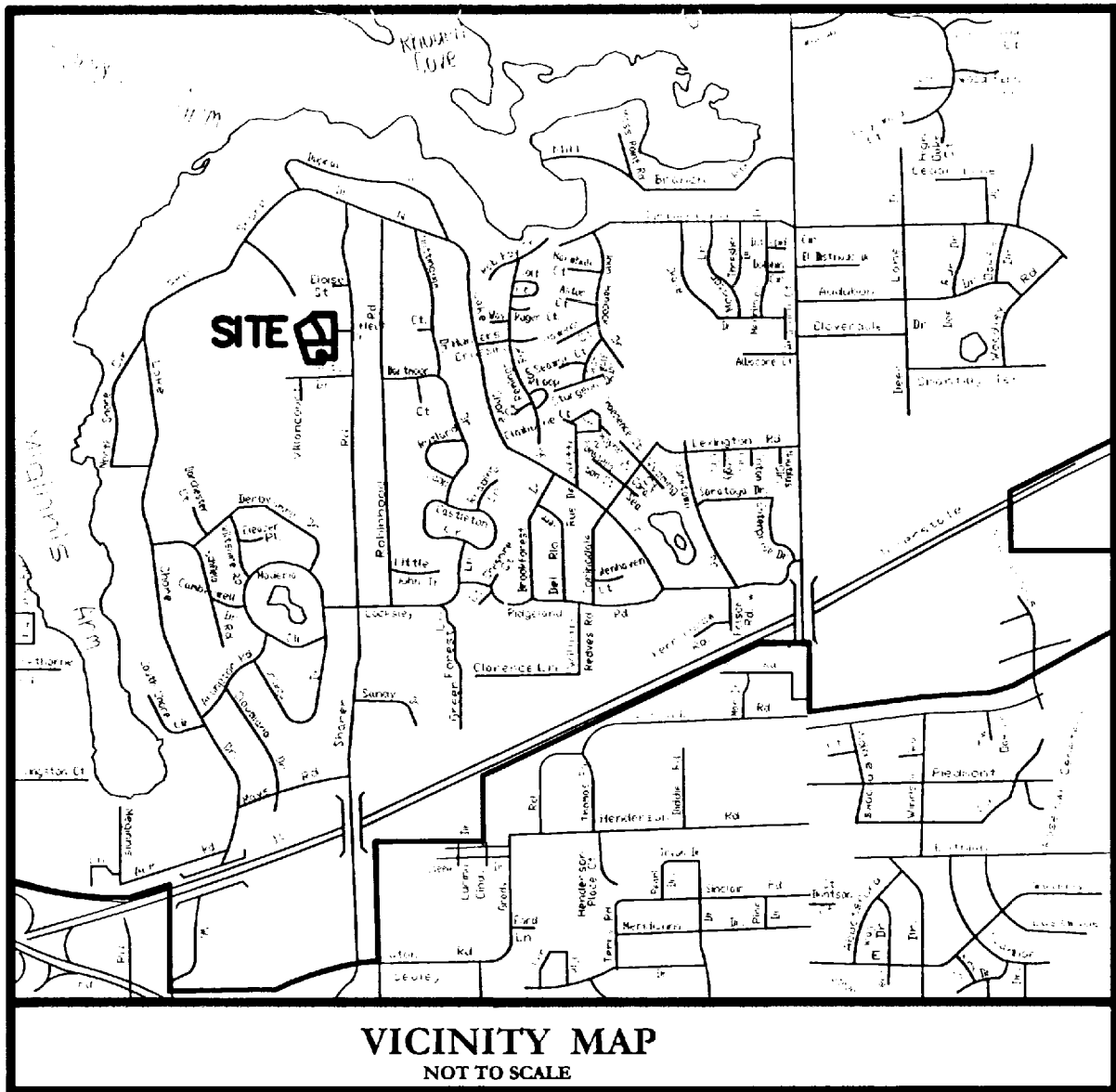
PETS Activity Number: LPA05008

Project Type: Type B - 3 lot Residential Subdivision

Description: 21-11-20-039-0000

Submittal Date: 3/16/15 Scan Date: 3/16/15

Status: Under Review Conditional Approval Approved



# A PRELIMINARY PLAT OF DRAKE ESTATES

A SUBDIVISION OF PARCEL 039 TRACT 9 OF MISTY OAKS LYING IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE LANDS OF LEON COUNTY FLORIDA.

100 50 0 100  
SCALE IN FEET: 1"=100'

## POINT OF COMMENCEMENT

CM marking the Northeast corner of Section 11, Township 1 North, Range 1 West, Leon County, Florida

## POINT OF BEGINNING

CM marking the northwest corner of Lot 3, Block "D", KIRKWOOD SUBDIVISION, Plat Book 4, Page 93

COMMENCE at a concrete monument marking the northeast corner of Section 11, Township 1 North, Range 1 West, Leon County, Florida, and run South 20 degrees 19 minutes 47 seconds West a distance of 1221.12 feet to a concrete monument marking the northwest corner of Lot 3, Block "D", of Kirkwood, a map or plat thereof, recorded in Plat Book 4, Page 93, of the Public Records of Leon County, Florida and the POINT OF BEGINNING.

From said POINT OF BEGINNING, run South 00 degrees 19 minutes 09 seconds East along the west boundary of said Kirkwood a distance of 250.01 feet to a concrete monument on the north right of way boundary of Humfleet Drive (60' platted right of way); thence South 00 degrees 09 minutes 21 seconds East along said west boundary a distance of 60.00 feet to a concrete monument on the south right of way boundary of said Humfleet Drive; thence South 00 degrees 24 minutes 22 seconds East along said west boundary a distance of 293.80 feet to an iron rod on the north boundary of the north holding pond as recorded in Official Records Book 1419, Page 318, of the Public Records of Leon County, Florida; thence along the boundary of said north holding pond as follows: North 84 degrees 29 minutes 05 seconds West a distance of 124.13 feet to an iron rod; thence North 29 degrees 31 minutes 41 seconds West a distance of 72.65 feet to an iron rod; thence North 89 degrees 57 minutes 37 seconds West a distance of 53.76 feet to an iron rod; thence South 00 degrees 00 minutes 00 seconds East a distance of 73.01 feet to an iron rod; thence South 54 degrees 10 minutes 13 seconds East a distance of 63.20 feet to an iron rod; thence South 00 degrees 00 minutes 44 seconds East a distance of 11.38 feet to an iron rod on the north boundary of Courtland Park (an unrecorded subdivision); thence leaving the boundary of said north holding pond, run South 89 degrees 42 minutes 47 seconds West along said north boundary of Courtland Park a distance of 212.90 feet to a concrete monument; thence leaving said north boundary of Courtland Park, run North 18 degrees 14 minutes 18 seconds West a distance of 507.16 feet to an iron rod; thence North 58 degrees 05 minutes 02 seconds East a distance of 237.26 feet to an iron pipe; thence North 45 degrees 35 minutes 46 seconds East a distance of 61.01 feet to a concrete monument; thence North 89 degrees 39 minutes 45 seconds East a distance of 120.02 feet to an iron rod; thence North 89 degrees 48 minutes 25 seconds East a distance of 164.87 feet to the POINT OF BEGINNING, containing 6.21 acres, more or less.

SUBJECT TO AND TOGETHER WITH

A 30 foot ingress and egress easement known as Riedel Drive, as recorded in Official Records Book 1202, Page 1897, of the Public Records of Leon County, Florida.

## ABBREVIATIONS AND SYMBOLS

AC.	=	ACRES
CH	=	CENTERLINE
CHB	=	CHORD BEARING
CM	=	CONCRETE MONUMENT
D	=	DELTA, INCLUDED, OR CENTRAL ANGLE
Dia.	=	DIAMETER
DR	=	DEED RECORD BOOK
Fnd.	=	FOUND
H. O. A.	=	HOMEOWNERS ASSOCIATION
IP	=	IRON PIPE
IR&C	=	IRON ROD & CAP, 5/8"
L	=	ARC LENGTH
LB#	=	LICENSED BUSINESS NUMBER
LS#	=	LICENSED SURVEYOR NUMBER
MTG	=	MORTGAGE RECORD BOOK
NAVD 88	=	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD 29	=	NATIONAL GEODETIC VERTICAL DATUM OF 1929
OR	=	OFFICIAL RECORDS BOOK
PG.	=	PAGE
P. C. P.	=	PERMANENT CONTROL POINT
P. R. M.	=	PERMANENT REFERENCE MONUMENT
R	=	RADIUS
RNG	=	RANGE
S. F.	=	SQUARE FEET
TWP	=	TOWNSHIP
TYP.	=	TYPICAL
(D)	=	INFORMATION TAKEN FROM DEEDS OF RECORD OR DESCRIPTIONS PROVIDED
(C)	=	CALCULATED FROM FIELD SURVEY

## Notes:

1) Owner - Peter S. Rosen  
P.O. Box 15694  
Tallahassee, Florida 32317  
850-251-1145

2) Developer - Michael Mastry  
P.O. Box 15694  
Tallahassee, Florida 32317  
850-294-0097

3) Agent - Allen Nobles and Associates, Inc.  
Paul Williamson  
2844 Pablo Avenue  
Tallahassee, FL 32308  
850-385-1179

4) Total Acreage to be developed - 6.21 Acres

5) Property Zoning - LP

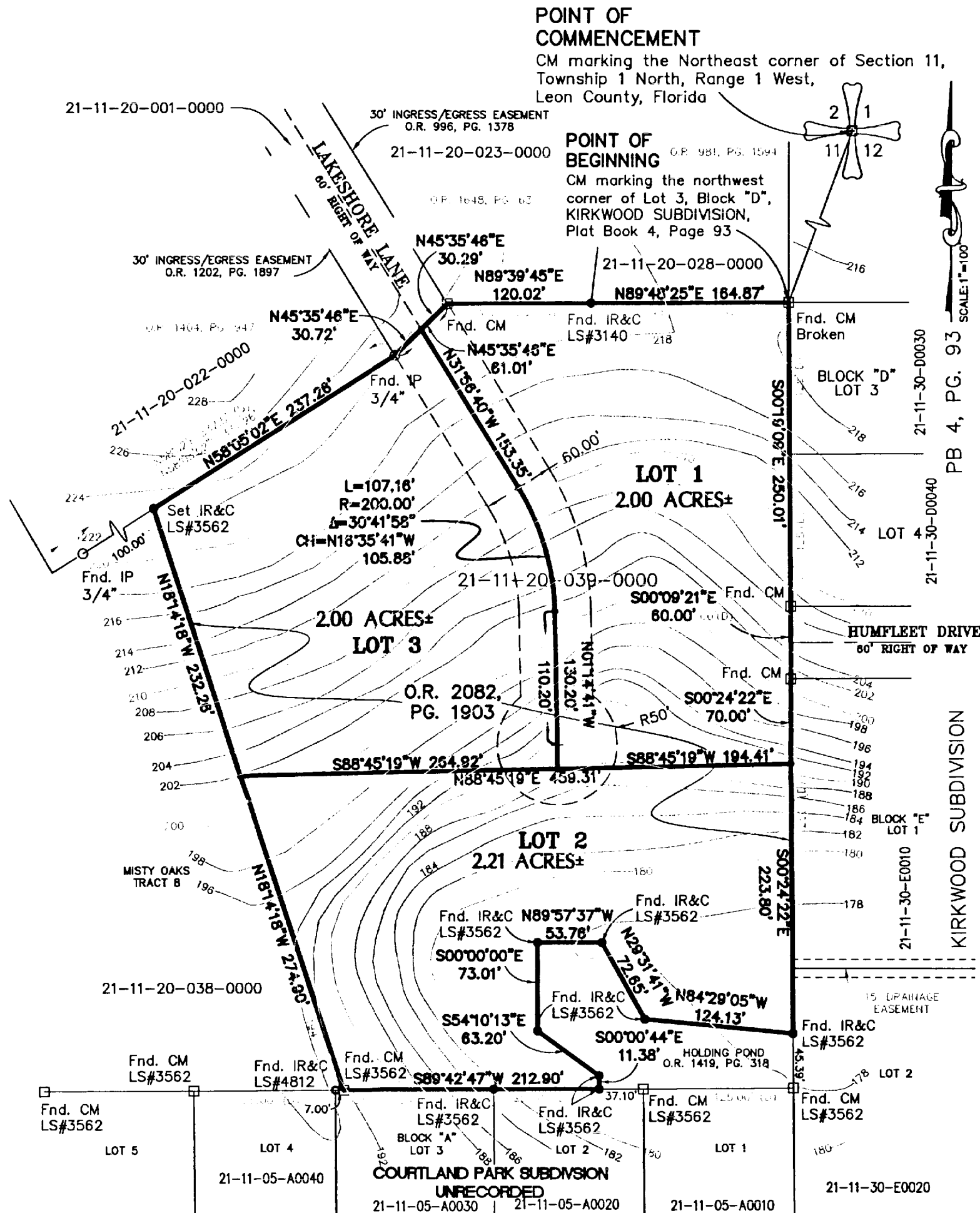
6) Tax ID of Parent Tract - 21-11-20-039-000.0

7) Easement to be a continuation of Lakeshore Lane recorded in Official Records Book 996, Page 1378, and Official Records Book 1202 Page 1897 and Official Records Book 996 Page 1378.

8) Water system - City of Tallahassee

9) Sewer system - Privates septic systems

10) Contours shown are from City of Tallahassee GIS



## SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the lands surveyed, that the permanent reference monuments and permanent control points have been set, and that the survey data and monumentation complies with Chapter 177 of the Florida Statutes and Chapter 61G17-6, Florida Administrative Code.

*Paul Williamson*  
Paul N. Williamson, PSM  
Florida Certificate Number 3208  
ALLEN NOBLES & ASSOCIATES, INC.  
Florida Licensed Business Number 3293

**Allen Nobles & Associates, Inc.**  
TALLAHASSEE • CHIPLEY • DESTIN • PENSACOLA

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